AVISON YOUNG

# For Sale

## Land at Chiltern Dene, Enfield, EN2 7HH



### GLA Small Sites Programme

Enfield Borough Council is delivering a number of small sites to the market as part of a scheme for the GLA's Small Sites Programme. The programme is intended to:

- Bring small publicly owned sites forward for residential-led development.
- Invigorate new and emerging 'sources of supply' including small developers, small housing associations, community-led housing groups and self builders.

### Location

The site is located off Worlds End Lane, within the London Borough of Enfield.

The site is surrounded by properties fronting Chiltern Dene, Lonsdale Drive, and Worlds End Lane.

The surrounding area is predominantly residential, with the properties comprising mainly two storey terraced and semi-detached houses. Other notable uses in close proximity to the site include Highlands School and Enfield Golf Club to the east.

The site is located approximately 0.7 miles to the northwest of Grange Park Train Station which connects much of north London and Hertfordshire with central London via Moorgate station.

Oakwood underground station is located approximately 1.0 mile to the south west of the site and is served by the Piccadilly line which runs south through central London and onto South West London and Heathrow.

### Description

The site comprises approximately 10 lock-up garages (LUGs) and extends to approximately 0.10 acres (0.04 ha).

Access to the site is on the eastern boundary off Worlds End Lane.

The site is bordered by residential gardens attached to 2.5 storey houses. There are semi-mature trees to the south and southwestern boundaries.

### Tenure

The freehold of the site is owned by the Mayor and Burgesses of the London Borough of Enfield under title number MX179439.

The site comprises of part of this freehold title and is shown edged in red on the plan overleaf. A report on title can be downloaded from the GLA Small Sites marketing portal although purchasers will be expected to rely on their own enquiries and investigations in relation to title matters and rights benefitting third parties.

### Planning

The site is located within the administrative boundary of the London Borough of Enfield. The site is not located within a Conservation Area and there are no statutorily or locally listed buildings on the site.

The site does not benefit from any existing planning permission.

Policy H4 of the Emerging Local Plan states that the council will encourage housing delivery and intensification on small sites, particularly those currently underused, with good public transport accessibility (PTAL 3—6) and on sites within 800m of a Tube, rail station or Major or District town centre boundary . The character of the local area also supports this use.

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## Further Information

We have been provided with the following information which will be made available via the GLA Small Sites marketing portal:

- Asbestos survey report and register.
- Flood risk review.
- Highways due diligence report.
- Geo-technical and Geo-environmental desk study.
- Ecological assessment.
- Detailed Unexploded Ordnance (UXO) threat and risk assessment.
- Site Plan.

To access this information please click on the link below:

https://www.london.gov.uk/what-we-do/housing-and-land/land-and-development/small-sites/chiltern-dene

## Draft Documentation

Template legal documentation has been developed for use as part of the GLA Small Sites Programme. This is available on the GLA Small Sites marketing portal.

## VAT

VAT if applicable will be charged at the standard rate.

## Viewings

The site can be viewed externally from Worlds End Lane.

## Offer & Terms

A long lease of 250 years will be granted over the site.

The site is being marketed for sale by way of an open informal tender process.

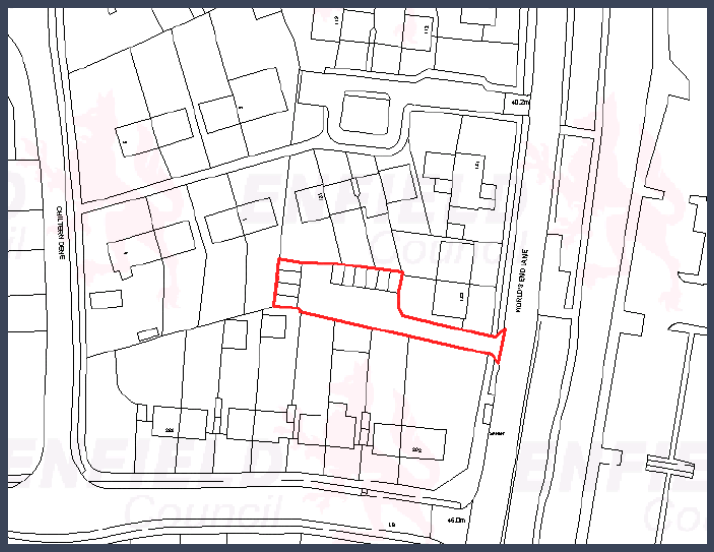
Subject to planning offers are sought for the site.

Bids will be assessed on the financial offer, financial standing of the bidding party, the track record of delivery and the quality of the proposal. We understand from the Council that there is a preference for an element of affordable housing but they are open to other forms of tenure and mix.

All bids should be submitted on a specific bid proforma available on the GLA Small Sites marketing portal and emailed to smallsites@london.gov.uk

Offers must be received no later than **17:00 on Thursday 1st December 2022.**





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## avisonyoung.co.uk

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